

ATTACHMENT J2

Barnes ANGB Natural Gas Distribution System

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J2 Barnes ANGB Natural Gas Distribution System

J2.1 Barnes ANGB Overview

Barnes ANGB is located at the Westfield-Barnes Municipal Airport, in western Massachusetts. The Base is located on 180 acres in two parcels of land leased from the City of Westfield, and has 49 buildings occupying a total of more than 304,238 square feet.

Barnes ANGB is the headquarters of the 104th Fighter Group, and currently employs approximately 330 full-time personnel during weekday shifts. In addition, the Base supports over 1,000 traditional part-time Air National Guard personnel.

The National Guard Bureau authorized the original unit that became the 131st Fighter Squadron in late 1946. The Squadron received its first aircraft, P-47 Thunderbolts, in 1947, when the Base was established at the northwest corner of the Westfield Municipal Airport. Conversion to Group status took place in 1956 with the formation of the 104th Fighter Group. In 1961, the 104th was called to active duty in France to support the Berlin Airlift for 1 year.

Over the years, several different types of aircraft have been assigned to the Base. The original P-47s were replaced with P-51 Mustangs in 1950. The 131st Fighter Squadron received its first jet, the F-94 Starfire, by 1954. It subsequently received F-86 Sabrejets in 1957, F-84 Thunderstreaks in 1964, F-100 Supersabres in 1971, and, in 1979, the A-10A Thunderbolt II aircraft that are still assigned to the Base today.

Projected future mission requirements have necessitated the renovation or demolition of older facilities and the construction of new facilities. The Barnes ANGB Capital Improvements Program (CIP) emphasizes consolidating existing facilities and maximizing their utilization as much as possible. Over the next 5 years, key projects planned for Barnes ANGB, if implemented, will increase the total square footage of buildings and facilities on Base by approximately 3 percent.

J2.2 Natural Gas Distribution System Description

J2.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Barnes ANGB natural gas distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, regulators, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is

accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the natural gas distribution system privatization are:

- Approximately 75 linear feet of gas line owned by Westfield Gas and Electric (WG&E) on the west side of Barnes ANGB which connects to the Main Gate meter.

J2.2.1.1 Description

Natural gas is used to meet heating requirements at Barnes ANGB. Gas is supplied to the Base by WG&E through two metering points. The first meter serves the main Base area through a meter located outside the main gate off of Falcon Drive. The second meter provides gas to Building 77 directly from a 2-inch WG&E pipeline.

The natural gas utility system at Barnes ANGB has no pressure problems during peak winter loads. The system consists of polyethylene (PE) pipe installed by WG&E and donated to the Base. Natural gas utility mains and service lines are approximately three to six feet below grade. Tracer wire is installed with the PE pipe.

The distribution system is a radial feed with a main pipeline and lateral taps to serve the buildings. Isolation valves are installed along the pipe to allow portions of the system to be isolated and removed from service.

There are no cathodic protection or odorization facilities for the natural gas system at Barnes ANGB. No maintenance is performed on the natural gas utility system by Base staff. WG&E on an as needed basis, performs maintenance of the Barnes ANGB natural gas system. No future major construction, maintenance, repair, or replacement projects are planned.

J2.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas distribution system fixed assets for the Barnes ANGB natural gas distribution system included in the sale.

TABLE 1
Fixed Inventory
Natural Gas Distribution System Barnes ANGB

Item	Size	Quantity	Unit	Approximate Year of Construction (Average)
PE gas pipe	4-in.	3,940	LF	1975
	2-in.	3,400	LF	1991
	2-in.	220	LF	2002

TABLE 1
Fixed Inventory
Natural Gas Distribution System Barnes ANGB

Item	Size	Quantity	Unit	Approximate Year of Construction (Average)
PE ball valves	4-in.	1	EA	1975
	2-in.	16	EA	1987
	1 ¼-in.	1	EA	1987
	½-in.	3	EA	1987
Service regulators	1 ¼-in.	19	EA	1987
	2-in.	1	EA	2002
Gas cock valves	1 ¼-in.	19	EA	1985
	2-in.	1	EA	2002
Meter Vault	17'x9'x8'	1	EA	1987
Large meters		11	EA	1983
Small meters		6	EA	1992

Notes:
EA = each
in. = inches
LF = linear feet
PE = polyethylene

J2.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2

Spare Parts

Natural Gas Distribution System Barnes ANGB

Qty	Item	Description	Make/Model	Remarks
There are no spare parts included with the system to be privatized.				

TABLE 3

Specialized Vehicles and Tools

Natural Gas Distribution System Barnes ANGB

Qty	Description	Location	Maker
There are no specialized vehicles or tools included with the system to be privatized.			

J2.2.3 Natural Gas Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4

Manuals, Drawings, and Records

Natural Gas Distribution System Barnes ANGB

Qty	Item	Description	Remarks
2 ea	Drawings	Base Comprehensive Plan Natural Gas System	Located in the Engineering Office
1 ea	Drawings	As-built drawings of the Barnes ANGB Gas Distribution System submitted by WG&E to Barnes ANGB	Located in the Engineering Office

J2.3 Specific Service Requirements

The service requirements for the Barnes ANGB natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Barnes ANGB natural gas distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- Leak detection surveys shall be performed IAW 49 CFR 192. Barnes ANGB qualifies as a business district for the purposes of leak detection requirements. Copies of leak

detection reports to be submitted to Barnes ANGB Base Civil Engineer within 5 working days of submittal to agency.

- The Contractor shall provide monthly meter reading reports IAW paragraph J2.6. The Contractor shall keep a meter book(s) and record monthly consumption and demand (if applicable) for each meter being read. The contractor shall coordinate with the Government to determine the format of the meter books to be submitted.
- When new meters are installed, to include meters installed for temporary service connections, the Contractor shall include with the meter reading report a report identifying the new meters installed during the prior month. The Contractor shall coordinate with the Government to determine the format of the report to be submitted.
- The Contractor shall enter into a Memorandum of Understanding with the Barnes ANGB Fire Department for fire protection of all facilities included in the purchase of the utility. The Memorandum of Understanding shall be completed during the transition period and a copy provided to the Contracting officer

J2.4 Current Service Arrangement

Barnes ANGB currently receives natural gas (commodity supply) from WG&E.

Barnes ANGB had a total annual gas demand of 1,531 thousand cubic feet (KCF) in FY 2002. The highest monthly consumption for the year was approximately 358 KCF in January. The lowest monthly consumption for the year was approximately 7 KCF in June.

J2.5 Secondary Metering

J2.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J2.6 below.

TABLE 5
Existing Secondary Meters
Natural Gas Distribution System Barnes ANGB

Meter Location	Meter Description
Building 003, Dining facility	
Building 020, Propulsion/AGE	
Building 027, Fuel Dock	
Building 016, Heating Plant	
Building 002, Avionics	
Building 026, Weapons	
Building 029, COM/Security/Medical	

TABLE 5
Existing Secondary Meters
Natural Gas Distribution System Barnes ANGB

Meter Location	Meter Description
Building 033, POL Ops	
Building 036, Disaster Preparedness	
Building 025, Squadron Operations	
Building 017, Base Supply Warehouse	
Building 052, HAZMAT Pharmacy	
Building 009, Base Supply	
Building 001, Administration	
Building 055, Vehicle Maintenance	
Building 008, Old Dining Hall	
Building 040, BCE/Fire Station	
Building 050, NCO Club	

J2.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J2.6 below.

TABLE 6
New Secondary Meters
Natural Gas Distribution System Barnes ANGB

Meter Location	Meter Description
There are no new secondary meters for the system to be privatized.	

J2.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name: 104 FW/CE
Address: 175 Falcon Drive
Westfield, MA 01085-1482

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

Name: 104 FW/CE
Address: 175 Falcon Drive
Westfield, MA 01085-1482

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name: 104 FW/CE
Address: 175 Falcon Drive
Westfield, MA 01085-1482

J2.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, the following projects have been implemented by the Government for conservation purposes.

- There are no energy savings projects for the system to be privatized.

J2.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Barnes ANGB boundaries.

J2.9 Off-Installation Sites

No off-installation sites are included in the sale of the Barnes ANGB natural gas distribution system.

J2.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Natural Gas Distribution System Barnes ANGB

Location	Description
There are no service connections or disconnections for the system to be privatized.	

J2.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Barnes ANGB natural gas distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through [Schedule L-3](#). Renewal and Replacement projects will be recovered through [Sub-CLIN AB](#).

TABLE 8
System Deficiencies
Natural Gas Distribution System Barnes ANGB

Project Location	Project Description
There are no government-recognized system deficiencies for the system to be privatized.	